

Z-2

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 5005 COMMERCIAL PARK DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0191, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 25, Northeast Commercial Business Park Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Page 145 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5005 Commercial Park Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Cocktail lounge use is a prohibited use of the Property.
2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2006.

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4 **PASSED AND APPROVED**

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8 _____, 2006

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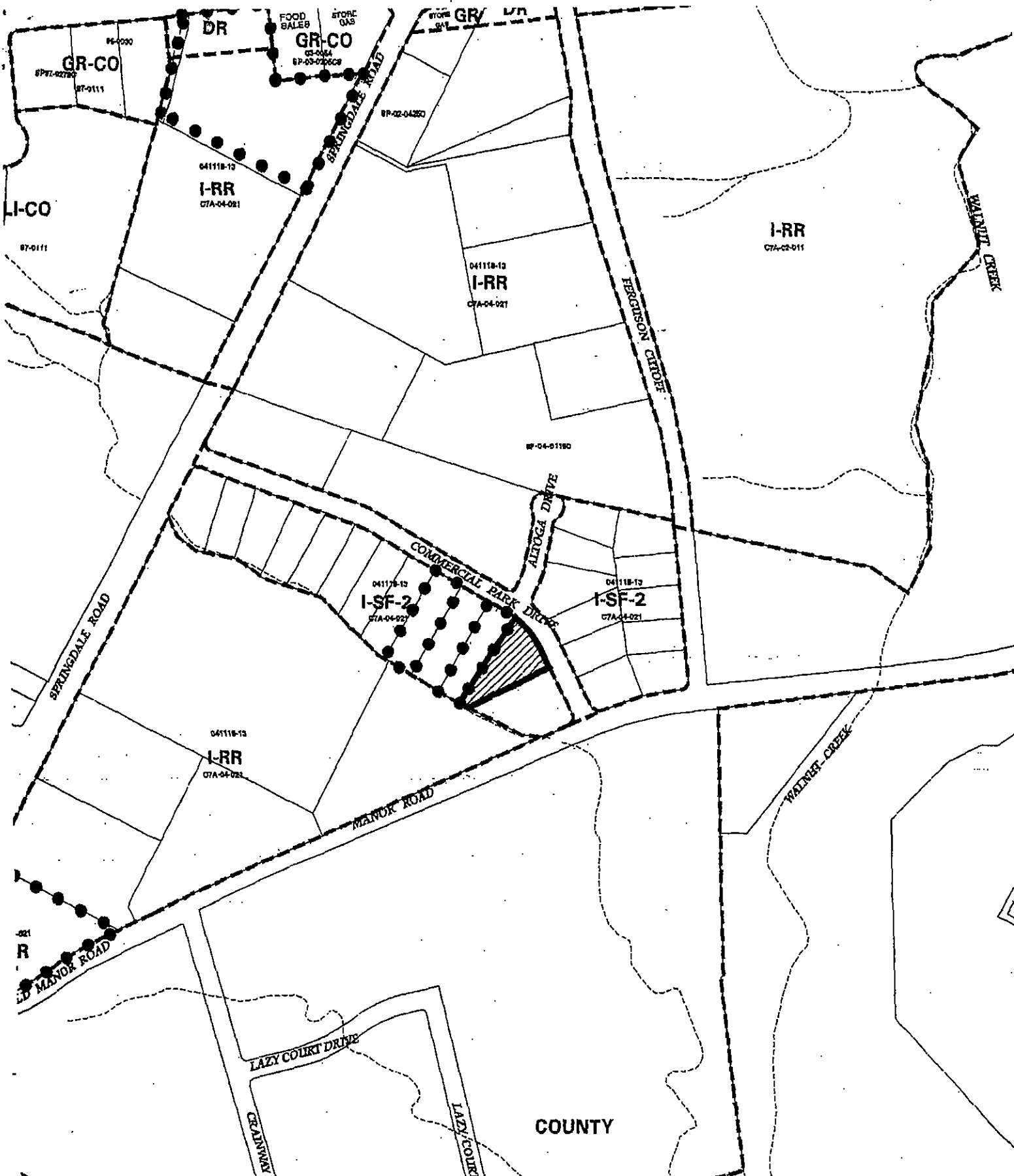
W. Wynn
Mayor

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13 **APPROVED:**

14 David Allan Smith
15 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



CASE #: C14-05-0191

ADDRESS: 5005 COMMERCIAL PARK DR

SUBJECT AREA (acres): 0.700

ZONING EXHIBIT A

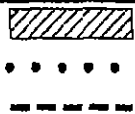
DATE: 05-11

INTLS: SM

CITY GRID
REFERENCE
NUMBER

N27

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL



1" = 400'